

A photograph of a construction site at sunset. The sky is a mix of orange, yellow, and blue. In the foreground, the dark silhouette of a building under construction is visible, with scaffolding and rebar structures. The text is overlaid on the left side of the image.

Concepts to **Construction**  
Blueprints to **Buildings**



SIOUX FALLS  
**Development  
Foundation**

**2018 Sioux Falls**  
Economic Development Progress Report

## From the Chairman

### ***Celebrating an exciting year in economic development***

by Bob Thimjon



During the past year, the Sioux Falls Development Foundation has taken vital steps to strengthen our organization and enhance the economic development future of our region.

Leadership is a critical factor in economic development success—and this year the Development Foundation added an experienced new executive to

lead our organization. Bob Mundt joined our team as President and CEO in July, and is already making a difference in structuring the Development Foundation for the challenges of tomorrow, leading our excellent staff to new achievements.

This year, Foundation Park has seen significant growth, with the expansion of Win Chill and construction on several other projects. We again thank the consortium of local bankers who recognized the importance of flexible funding in the growth of Foundation Park and our local economy. These eight Sioux Falls banks created a \$16 million financing package to help make Foundation Park ready for new businesses. The consortium includes First PREMIER Bank, The First National Bank in Sioux Falls, CorTrust Bank, First Bank & Trust, First Dakota National Bank, Great Western Bank, MetaBank and US Bank.

We also saw solid workforce development programming during 2018, including the creation of the **Workforce Information Now** interactive publication and **MIN in Workforce Summit** held at the Sioux Falls Convention Center August 23. Over 300 people heard three keynote speakers during the daylong event, with nearly a third of the participants attending from outside Sioux Falls. The summit is an extension of the Development Foundation's mission to highlight workforce development resources and best practices in the Sioux Falls region.

As chairman of the Sioux Falls Development Foundation during the past year, I thank our dedicated board of directors, our professional and highly effective staff, our members in the dynamic business community of Sioux Falls and our municipal and government officials. The commitment of this powerful team to the growth of this region makes our economic development efforts possible.



## SIoux FALLS Development Foundation

### MISSION

To collaboratively create quality economic growth and workforce development in the Sioux Falls MSA to improve our quality of life.

### 2018 BOARD OF DIRECTORS

Bob Thimjon, The Ramkota Companies, Inc.,  
**Chairman**

Jay Rasmussen, Journey Group Companies,  
**Vice Chairman**

Pat Costello, Schoeneman's **Secretary**

Todd Ernst, Ernst Capital Growth **Treasurer**

Steve Statz, Avera Health **Past Chairman**

James Abbott \*

Ryan Boschee, Great Western Bank

Holly Brunick

Sean Ervin, TSP, Inc.

Jeff Fiegen, Fiegen Construction

Pam Hanneman, First PREMIER Bank

Paul Hanson, Sanford USD Medical Center

Tom Kelley, Gage Brothers Concrete  
Products Inc.

Steve Kolbeck, Xcel Energy

Michelle Lavallee, The Lavallee Group

Kurt Loudonback, Grand Prairie Foods, Inc.

Tim McCarthy, Sioux Valley Energy

Betty Oldenkamp, Lutheran Social Services

Mark Schmitt, Smithfield Foods, Inc. \*

Kathy Thorson, MetaBank

Mike Van Buskirk, Van Buskirk Companies

\* denotes retiring Board Member

### Ex-Officio Members:

Erica Beck, City of Sioux Falls

Gerald Beninga, Commissioner,  
Minnehaha County

Jim Schmidt, Commissioner, Lincoln County

# Foundation Park



## Foundation Park

- 820+ Acre Industrial Park
- Crossroads Location
- I-29 & 1-90 Access
- Class 1 Rail Frontage
- Zoned I-2

### FOUNDATION PARK DEVELOPMENTS

**Dakota Carriers**, a growing transportation company, purchased eight acres in Foundation Park, constructing a 5,600 square foot office and a 17,500 square foot warehouse. The new facilities will allow the company to consolidate operations and provide room for expansion. The company has 63 employees and contracts with 21 independent owner-operators.

**Nordica Warehouses Inc.** purchased a 16-acre rail site in Foundation Park for a new 200,000 square foot distribution storage warehouse. The initial facility is expected to be operational in April of 2019, creating 10 new jobs, with the ability to expand operations at the site.

**Win Chill LLC** acquired a 54-acre site from the Development Foundation becoming the anchor tenant in Foundation Park. Phase 1, a \$45 million, 205,000 square foot full-service refrigerated foods warehouse and distribution center opened May 23, 2018. Phase II, an \$18-20 million, 125,000 square foot addition is scheduled to wrap up next month. The company will have created a total of 75 jobs when Phase II is operational.

### FOUNDATION PARK CERTIFICATIONS

Certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability—reducing risk and increasing speed to market. In 2018 Foundation Park received the following certifications:

- BNSF Certified Site
- Xcel Energy Certified Site



Street construction in Foundation Park and Dakota Carriers.



Phase II at the Win Chill facility in Foundation Park.

# Sioux Falls 2018 Stats

## Sioux Empire Development Parks & Foundation Park

**2,171** Total Acres  
**150** Businesses  
**13,000** Employees



### 2018 at a Glance

Year to Date (January-October)

**\$701,313,483**

Total Value of Construction

**6,140**

Building Permits Issued

**\$456,900,000**

In Capital Investment

**2,600**

Jobs Created (January-September)

## Economic Development Activity

**6** New Projects Initiated

**9** GOED RFIs Submitted

**7** Groundbreakings Hosted

### Outreach:

- Site Selector Forum - Chicago
- Logistics Development Forum - Colorado

### Building Relationships

- 3 Site Selectors Hosted during the Sanford International
- 2 National Reporters - Bloomberg & Inc. Magazine

## Social Media



	Facebook	Twitter	LinkedIn	Instagram
Followers	487	677	336	553
Impressions	85,519	248,200	26,790	3,036 <i>likes &amp; comments</i>

## Sioux Falls 2018 Accolades

**#1**

Best Small Places for Business and Careers

—Forbes

**#1**

Best City for Young Professionals

—SmartAsset

**#3**

Best Large Cities to Start a Business

—WalletHub

**TOP 25**

Best Cities for Young Millennial Families

—ValuePenguin

## From the President & CEO

### *Recruiting, retaining and expanding business and talent*

by Bob Mundt



It was with great excitement that I joined the staff of the Sioux Falls Development Foundation as the new president and CEO in July. That initial excitement has grown as we assembled a team and a path forward is clear. Sioux Falls is a community with incredible assets in land, tax advantage, aggressive leadership, entertainment options, metropolitan amenities and quality of life resonates with entrepreneurs and corporate decision makers. Those assets complete the package we need to recruit, retain and expand companies and people for our region.

Growing companies all across the nation are looking for these features—and looking at Sioux Falls. While we work to attract these companies, we will also place greater emphasis on retaining our existing companies and entrepreneurs. We will help overcome growth challenges by connecting them with the resources they need to expand. Our existing companies and developers provide huge opportunities for growth and development and we must work with the “home team” to keep them here.

As we talk with companies and prospects, talent and labor force are THE top issue. That labor force and the talent recruitment and retention efforts that keep it strong are important parts of the Development Foundation’s mission, and we’re looking at ways we can build on that work.

We’re actively connecting **with 12 education**, to help students prepare for the jobs of the future by giving them the ability to adapt and grow their skills and knowledge base. We’re exploring methods for opening up new pipelines with colleges within a 120 mile **bringing college graduates here** to discover the enhanced opportunities we offer. The Development Foundation is working with our local educational institutions, tech schools and universities encouraging **the talent pool** for a changing job market. We’re part of the effort **special populations** into the workforce in exciting new ways. In addition, we’ll be working **existing companies to help expand best practices** within their companies to create work places for our new employees.

The Development Foundation board of directors is committed to an economically secure future, our staff is experienced and professional and we are ready for the challenges that come with a dynamic economic development strategy. This is a great team, dedicated to continuing the economic success that Sioux Falls has seen during past decades—and I’m proud to join the team and prepare for a strong year of economic growth in 2019.



#### SIoux FALLS DEVELOPMENT FOUNDATION STAFF:

Bob Mundt, President & CEO  
Dean Dziedzic, Vice President of Economic Development  
Denise Guzzetta, Vice President of Talent & Workforce Development  
Karen Ruhland, Director of Research, Membership & Communication  
Rock Nelson, South Dakota International Marketing Director  
Jill Wadkins, Director of Finance & Accounting  
Jennifer Tuttle, Director of Talent & Workforce Initiatives  
Megan Jansick, Director of Marketing  
Mike Gray, Director of Business Retention & Expansion  
Sharman Smith, Administrative Assistant/Project Support Associate

Lincoln & Minnehaha County Economic Development Associations  
Nick Fosheim, Executive Director

## Workforce Information Now—your digital key to workforce wins



With a unique combination of facts, contacts, links and success stories, **Workforce Information Now (WIN)** was launched in January of 2018. WIN provides a source of information and inspiration for regional employers and job seekers.

As our community continues to look for innovative ways to build and attract talent, WIN offers a single information source for the corporate community on workforce programs and great ideas that have worked for a number of business members.

WIN can be found [siouxfalls.com/WIN.cfm](http://siouxfalls.com/WIN.cfm). Readers will find articles on programs, data on targeted populations, a spotlight on companies that are finding success in attracting new employees and news about state and regional programs like the Build Dakota Scholarships and partnerships achieving great results in communities throughout the Sioux Falls area.

Opt in for WIN by emailing [info@siouxfalls.com](mailto:info@siouxfalls.com) or check out the Sioux Falls Development Foundation on Facebook, Twitter or Instagram.

**WIN Stats:** **3,686** Pageviews  
 Average minutes on page: **2:25**  
 Opened in all **50** states

## WIN in Workforce Summit

The **WIN in Workforce Summit** held at the Sioux Falls Convention Center on August 23, brought South Dakotans together to discuss the state's workforce development challenges. The event kicked off with a keynote luncheon featuring Steve Gilliland, followed by three hours of breakout sessions and wrapped up with Tamien Dysart and Vaney Hariri, Think 3D Solutions, providing a thought-provoking presentation on the power of culture.

### WIN in Workforce Summit Sponsors

#### Platinum

Forward Sioux Falls  
 Governor's Office of Economic Development

#### Gold

Avera  
 Howalt+McDowell Insurance, a Marsh & McLennan Agency  
 Sanford Health

#### Silver

Grand Prairie Foods  
 ISG  
 MidAmerican Energy Company  
 SESHM  
 The Ramkota Companies

#### In-Kind

Argus Leader  
 Keloland Media Group  
 Midco  
 Results Radio

**300+** Attendees  
**10** SHRM/HRCI Credits Offered  
**3** Keynote Speakers  
**1/3** Attendees from outside Sioux Falls

### Summit Attendee Quotes:

*"Loved the main speaker—found value in everything he talked about."*

*"The Emotional Intelligence breakout was very affirming and enlightening for me."*

*"If you don't invest in your company's culture, you'll end up paying for it."*

*"We all have to start somewhere, and it really doesn't have to be rocket science. Sometimes simple things can go a long way."*

# SAB Biotherapeutics Investment

## SAB cuts ribbon on Biopharmaceutical Production Pharm

**SAB Biotherapeutics**, a clinical-stage biopharmaceutical employees caring for 80 animals. Phase 2, planned over company in which the Sioux Falls Development Foundation several years, includes eight buildings with more than has an investment interest, expanded regional operations \$100,000 square feet, approximately 40 employees and with an 80-acre pharm in Lincoln County near Canton. 400 animals at full capacity.

The pharm, an agricultural-based production unit whose output is biologicals for the benefit of human health, the first facility of its kind designed specifically for ca SAB's platform is the first to produce fully human antibodies in large animals.

A ribbon cutting ceremony for the initial phase of the Lincoln County project took place October 30. Phase includes a four-building complex with a total footprint approximately 40,000 square feet and six full-time



SAB Pharm, Canton.

Rendering of SAB production Pharm upon completion.



## South Dakota 2018 Accolades

**#1**

Best State to Retire  
—Bankrate.com

**A+**

America's Top States for Business  
—CNBC

**#2**

Best State for Business  
—24/7 Wall Street

**#3**

2019 State Business Tax Climate Index  
—Tax Foundation

# Zeal Center for Entrepreneurship



The **Zeal Center for Entrepreneurship** was founded in 2002 and established through Forward Sioux Falls a partnership initiative between the Sioux Falls Development Foundation and the Sioux Falls Area Chamber of Commerce.

Zeal strives to provide a dynamic environment to build successful businesses. Its entrepreneurship ecosystem brings the area's most successful entrepreneurs and business leaders together with universities, venture capital, and civic and government agencies to increase the speed to launch and success rate of early-stage companies.

### Zeal provides:

- Business accelerator and incubation programs
- Mentoring and coaching
- Infrastructure
- Office and laboratory space
- Networking opportunities and resource referrals

### Current Members & Residents:

- 18 Associate Members
- 12 Co-working Members
- 12 Incubation Residents
- 6 Anchor Tenants

### 2018 Accelerator Graduates:

- SlarVita
  - Uptempo Music
  - conjtac
  - Wapability
  - Feed the Stripe
- These Accelerator graduates had the opportunity to make a pitch for investments of up to \$20,000 from Zeal and \$25,000 from the Falls Angel Fund.*

### Zeal Center 2018 Highlights

- Held the first-in-nation TechStars Unsummit in Sioux Falls
- Hosted or held more than 50 onsite entrepreneurial training and education events
- Grew the Professional Partner Program to 19 vetted partners to support the region's entrepreneurs.

# University of South Dakota **Discovery District**

The **USD Discovery District** is an 80-acre innovation community under development in northwest Sioux Falls. The vision for the District is to create a dynamic and collaborative environment where talent, research and innovative businesses interact to create new ideas, new technologies and new opportunities impacting not only our region, but our world.

The Discovery District is a public-private partnership effort between the University of South Dakota, the City of Sioux Falls, the Board of Regents, the Governor's Office of Economic Development, and the business community through Forward Sioux Falls. When fully developed, it will include an estimated 26 privately developed buildings with nearly 2,800 people working for companies in the District.

### Discovery District announces first two projects

In 2018 the Discovery District announced its first two building projects scheduled to open in 2020. The first is an 84,000 square foot multi-tenant research and commercialization facility with **SAB Biotherapeutics** and **Alumend** as the anchor tenants. The second is a 42,000 square foot therapeutic manufacturing building to accommodate SAB's scale-up commercial production requirements.

The Discovery District will construct the adjacent streets, streetscape and shared parking required to support these two projects. Funding includes a \$1.5 million investment from the City of Sioux Falls with the remaining funding coming from an EDA matching grant and Forward Sioux Falls 2021.





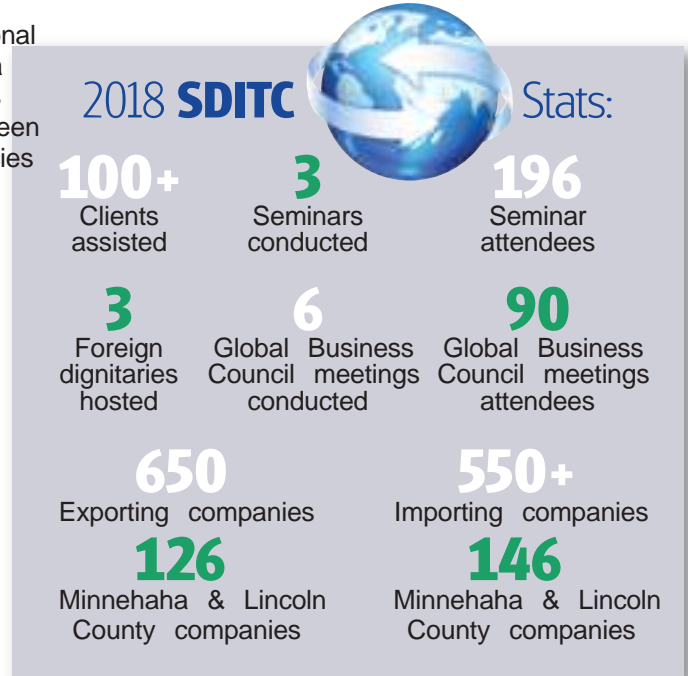
# International Trade

The **South Dakota International Trade Center (SDITC)** provides free export/import consulting services and assistance to businesses regarding international law, logistics, freight and insurance rates, compliance, documentation, foreign and domestic rules and regulations, foreign currency exchange rates, foreign and domestic duties and taxes, etc. The ITC hosts several educational seminars each year; live streaming the events. As a primary resource center, the staff administers the state's two Foreign Trade Zones and acts as a liaison between client businesses and over 60 U.S. government agencies to resolve issues and answer questions that arise.

The SDITC was established through a partnership between the Governor's Office of Economic Development, U.S. Small Business Administration, Small Business Development Center, Sioux Falls Area Chamber of Commerce and the Sioux Falls Development Foundation.



The South Dakota International Trade Center hosts seminars throughout the year including this presentation by import/export consultant Roy Becker.



## Spirit of Sioux Falls

### Spirit of Sioux Falls Scholarships

Each year the Sioux Falls Development Foundation awards up to **16 Spirit of Sioux Falls Scholarships** to Sioux Falls residents or students who have completed at least one year of post-secondary work in business-related areas of study. The scholarships were established by the Sioux Falls Development Foundation in 1993 to honor the memory of Roger Hainje, Angus Anson and David Birkeland, Sioux Falls business and economic development leaders.

#### Winners of the 2018 Spirit of Sioux Falls \$3,000 Scholarships include:

- Alexa Bruick
- Chloe Bartels
- Hatem Khalfaoui
- Bailey Zimmerman

### SPRIT OF SIOUX FALLS AWARD

The *Spirit of Sioux Falls Award* given annually to a person who has demonstrated leadership and commitment to the economic growth and development of our community. The award honors the memory of David Birkeland, Angus Anson, and Roger Hainje who perished in the plane crash along with Governor George Mickelson and other state officials and staff in April of 1993. Recipients include:

1994	Al Schock	2006	Tom Everist
1995	Russ Greenfield	2007	T. Denny Sanford
1996	Lyle Schroeder	2008	Mark Griffin
1997	Curt Kuehn	2009	Jim Wilcox
1998	Charlie Kearns	2010	Steve Crim
1999	Gary Olson	2011	Steve Egger
2000	David Christensen	2012	Sylvia Henkin
2001	Jack White	2013	Larry Ritz
2002	Tony Bour	2014	Dale Froehlich
2003	Linda Barker	2015	Dana Dykhouse
2004	Steve Kirby	2016	Tom Walsh
2005	Governor Mike Rounds	2017	Craig Lloyd



SIoux FALLS  
Development  
Foundation

# 2018 Groundbreakings



*Parks and Recreation bike trail expansion, April 25*



*Levitt Shell Sioux Falls concert venue, April 23*



*Village on the River mixed use facility, May 7*



*Citi office building, May 8*



*Mills Fleet Farm store, June 14*



*GLo Hotel, September 12*



*Sioux Falls Lutheran School 30-acre campus, October 11*

# Sioux Falls 2018 Industrial & Warehouse Developments



Gage Brothers concrete production plant.

**Agan Drywall** purchased the former I-29 Brick property 2605 South Carolyn Avenue for expansion purposes.

**Camping World** acquired the former Spader's RV Center. Located at 1601 East Robur Drive, the Illinois-based company purchased six acres for display and wrapped renovations this summer.

**FastSigns** moved to a new facility at 700 North Western Avenue, providing the commercial sign company with twice the space it previously operated in.

**G&D Viking Glass** constructed a new warehouse, office and shop on land near the southeast corner of Maple and Russell Streets in northwest Sioux Falls.

Production processes are being relocated. **Gage Brothers'** new \$40 million state-of-the-art concrete plant on 45 acres near Interstate 229 and Benson Road. The highly automated, 220,000 square foot plant is scheduled to be operational in early 2019, allowing 95 percent of their production process to be moved indoors. Construction on the company's two-story, \$2.7 million, 14,000 square foot office is wrapping up.

Minneapolis-based **Graco** is in the process of adding 56,000 square feet to their facility located in Sioux Empire Development Park III at 3501 North Fourth Avenue. The expansion is expected to create 40 new jobs over the next four years and be operational in April of 2019.



Graco plant expansion.

**I-29 Brick, Stone & Tile** moved to a new building in the industrial area along I-29 and the Renner exit.

**Jans Corp** moved into their new 30,000 square foot building early this year. The facility, located in the JansMick development in northwest Sioux Falls, provides room to consolidate office, shop and equipment yard facilities at one site.

An addition to **DS Industries** was completed in July. The \$1+ million expansion links the two warehouse facilities at their 1800 East 57th Street North campus together, providing more storage and enhanced operations for staff members.

A storage facility is under construction at 1200 South Blauvelt Avenue for **MidAmerican Energy Company**, representing a \$1.9 million investment.

Ribbon cutting ceremonies were held in September for the **Midco Technical Operations Center**, a newly constructed warehouse and technical operations office facility at 1305 North Terry Avenue. The 30,500 square foot facility represents an investment of over \$4.2 million.

The commercial printing company **Panther** doubled space for their 22 employees with a new location at 600 East 52nd Street North.

**Sioux Falls Tower and Communications** moved into their new \$4 million building earlier this year. The 25,000 square foot facility, located near Northview Avenue and West 54th Street North, provides room for training facilities and can employ an additional 30 employees for the growing company.

The construction is underway on the campus for **Smithfield Foods** at 1425 North Weber. The new holding barn represents a \$15+ million investment in facilities.

**Stan Houston Equipment** purchased the former Kmart property on West 12th Street earlier this year with plans to relocate in spring of 2019. The 75,000 square foot facility will more than double the capacity for the company and provide additional space for outdoor equipment.

**United Rentals** is wrapping up construction on a new facility at 5010 North Ninth Avenue, near Cliff Avenue and 60th Street North. The \$1.4 million project provides more shop and outdoor space for equipment.

**Weisser Distributing** purchased the 40,000 square foot former Compass Health warehouse at 921 East Amidon Street in Sioux Empire Development Park III East, creating 8 to 12 new positions. Operational soon, the facility and three-acre site provide future expansion opportunities for the Tea-based company.

A 60,000 square foot spec warehouse is under construction in the **JansMick** development. Located at 2410 West 54th Street North, the estimated \$4 million facility will be available for occupancy in spring of 2019.

# Sioux Falls 2018 Office, Commercial & Medical Developments

**Aldi** opened its third Sioux Falls grocery store in July. \$2.6 million retail facility is located at 600 West 85th

A nearly 40,000 square foot new building will be home to the growing **All American Gymnastics Academy**. The facility on Cliff Avenue south of 77th Street, will provide nearly double the current space when operational.

**AmericInn** will open a second hotel in Sioux Falls at West Russell Street near I-29. The construction of the four-story, \$4 million hotel is nearing completion.

**Autos on the Mall** and **Better Auctions**, a vehicle consignment and used car dealership, opened for business in October in the former Sioux Falls Ford site on the Empire Mall campus.

Construction continues on **Avera Health's** new 82-acre campus on the southeast corner of 69th Street and Louise Avenue. Facilities scheduled to open late in 2019 at the **Avera on Louise Health Campus** include a 24-bed free-standing orthopedic hospital, an \$8 million Addiction Care Center with 35 new employees, and a 60,000 square foot, \$14 million Human Performance Center. Additional facilities encompassing over 200,000 square feet of space are slated to open in 2020. Avera is also undertaking nearly \$40 million in major renovations on their main campus to expand surgical suites and clinic space over the next few years; including the \$5+ million build-out of the Prairie Center's fifth floor. Completed earlier this year, the 25,000 square foot project houses a 24-bed inpatient rehabilitation unit. In total, Avera is investing \$174 million in projects across their Sioux Falls campuses.

The 2.5-acre mixed-use Lloyd development in Uptown, named **The Cascade**, will include 20,000 square feet of commercial and office space, outdoor common space, underground parking and 200 residential units. The two-building, \$43.5 million project is located between Phillips and Main Avenues, north of 3rd Street along the Phillips route. Completion is scheduled for spring of 2019. Commercial tenants will include **Severance Brewing Co.**



Avera on Louise Health Campus.

Construction started in March on the ninth Sioux Falls location for **Casey's General Store**. Located at 26th and Ellis Road, the 4,300 square foot store represents a \$1.2+ million investment.

**Citi** started construction this spring on a 150,000 square foot, four-story facility on 19 acres in the Interstate Crossing Business Park at the junction of I-29 and I-229. Construction is scheduled to wrap up at the end of 2019.



Citi's new headquarters building.

**Cornerstone Bank**, a North Dakota-based company, is nearing completion on a two-story, 16,000 square foot office building/branch on the northwest corner of 69th Street and Louise Avenue.

**Galaxy Gaming** will move to a new 9,000 square foot facility under construction near 41st Street and I-29. With plans to be operational in March of 2019, the new center represents a \$1.2 million investment.

An eight-acre development along East 10th Street includes a 6,200 square foot retail center in addition to a new \$4 million facility **George Boom Funeral Home & Cremation Services** that opened earlier this year. Retail tenants include **Starbucks** and **Oh My Cupcakes**.

**Goosmann Law Firm** will be the first tenant in the new **Prairie Hills Galleria** mixed-use development at 69th Street and Western Avenue. The two-story, 25,000 square foot facility is scheduled to open in late spring of 2019.



The Cascade development in the Uptown area.

A three-story, interactive golf entertainment facility is scheduled to open in late 2019 in the Sanford Sports Complex near Benson Road and Westport Avenue. **Great Shots** will offer 60 bays in addition to a full-service restaurant and the **Sanford POWER Golf Academy**.

**Harr-Lemme** built a new facility to house their real estate and development businesses. The \$1.3+ million building located on the southwest corner of South Dakota 100 East 41st Street, adjacent to Harmodon Park.



*Keller Williams corporate headquarters.*

A 10,000 square foot building is the new home of **JJ's Wine, Spirits & Cigars**. The facility, located between Western and Louise Avenues along 57th Street, includes event space, a bar, bakery and outdoor seating. Their former store on South Western Avenue houses **JJ's Axes & Ales**.

The former 6,000 square foot Egge Transmission building at 104 West 12th Street was completely remodeled to house an expanded **Josiah's Coffeehouse Café & Bakery**. Josiah's made the move to the new facility in February of 2018.

A new corporate home **Keller Williams** was completed earlier this year. The two-story, 23,000 square foot office building is located at 6300 South Connie Avenue, near the intersection of 69th Street and Louise Avenue. The facility represents a \$3+ million investment for the growing real estate firm.

**Kinder Academy** is the first commercial tenant in the University Hills Village development at West 54th Street North and Marion Road. The childcare center occupies 6,500 square feet of a 9,500 square foot facility with 22 employees serving 112 children.

**Lake Lorraine**, a 130-acre development, is home to shoe retailer **DSW, Inc.**, a 10,000 square foot **Kirkland's**, and the new corporate headquarters **Total Card Inc.** The two-story, 40,000 square foot building can accommodate up to 400 employees. Including land, the facility is valued at \$10 million. 32,000 square feet of retail space is being built next to Hobby Lobby, as well as another building along Marion Road that will include **Capriotti's Sandwich Shop**. Other new tenants within the development include **Love Marlow** women's clothing boutique, **Van Buskirk Companies, Advanced Inc.**, a growing medical staffing firm, and an **Edward Jones** office.



*Hegg Realtors' new office building.*

**Hegg Realtors** moved into their new office facility that houses the majority of their 185 brokers and support staff. The two-story, 25,000 square foot building is located on the north side of 69th Street along Minnesota Avenue.

The four-story, 116-room **Holiday Inn Hotel & Suites**, conference center opened in March. The \$12 million complex, which also includes **Cracked Pint Ale House** restaurant that opened in late 2018, encompasses 93,200 square feet, employing 50. The development is located at 2040 West Russell Street, adjacent to Elmwood Golf Course.

The historic former bank building at the corner of 9th Street and Phillips Avenue is being refurbished into an upscale boutique hotel. The 92-room, independent **Hotel Phillips** is scheduled to open in early 2019.



*The new Lake Lorraine retail development.*

# Sioux Falls 2018 Office, Commercial & Medical Developments



*Lewis Drug store, downtown.*

**Lewis Drug** anchors a 12,000 square foot building at 10th Street and Phillips Avenue in downtown Sioux Falls. Joining them in the development is **Sanford Health** with an acute care clinic **Five** with a 2,800 square foot second story addition and 3,200 square foot rooftop patio. Construction wrapped up in August of 2018. Additionally, a new 25,000 square foot Lewis Drug, attached to the new Sanford Clinic near 41st Street and Ellis Road, opened in September.

**Max Muscle**, national retailer of nutrition and supplement products, relocated operations from California to South Dakota, choosing Sioux Falls as the company's corporate headquarters. A new \$1.5 million, 8,000 square foot headquarters facility is under construction at 2320 West 54th Street North.

**Mills Fleet Farm** will be one of the newest additions to the Sanford Sports Complex with a 180,000 square foot site on 24 acres. The multi-million-dollar project is scheduled to open in summer of 2019.

**Minnehaha Country Club** underwent a \$7.9 million renovation and expansion including a two-story, 3,600 square foot addition to house an exercise room and expanded dining space.

The 4,000 square foot, \$1.1 million **Northstar Grill & Pub** opened in July. The restaurant is located along 60th Street North and Career Avenue in the Development Foundation's Campus Crossing retail area.

Arrowhead Parkway is the location for one of the newest craft breweries in the area. A 4,400 square foot building under construction at 5200 East Garfield Street will house **Obscure Brewing Company**.

**Paws Pet Resort** opened a 10,000 square foot facility earlier this year at 7121 South Cliff Avenue. The pet resort includes a 12,000 square foot outdoor area with special canine turf and features a bone-shaped pool.

A Iowa-based commercial furniture company **Ryggott** opened a 3,100 square foot showroom on Minnesota Avenue. The company employs eight.

**Pilot Flying J Travel Center** is undergoing \$1.4 million in improvements to their facility at 5211 North Granite Lane near the intersection of I-90 and I-29.

**Power & Grace Gymnastics** is another new addition to the Sanford Sports Complex. The 16,000 square foot two-story building represents a \$1.5 million investment.



*Reliabank's new building.*

**Reliabank Dakota** purchased land near 85th Street and Minnesota Avenue constructing a two-story, 14,960 square foot office building housing retail banking operations, a Raymond James investment office, insurance and mortgage departments. The \$4.5 million facility opened in September of 2018.



*Northstar Grill & Pub in Campus Crossing.*



The 15-story Village on the River development.

**Residence Inn** and **AC Hotel by Marriott** are part of the 15-story, \$50 million, mixed-use **Village on the River** development under construction in downtown Sioux Falls. With 220 rooms between the brands and shared amenities, the development will also feature retail facilities and a city-owned parking ramp.

**Roosevelt Marketplace**, a retail development near 41st Street and Sertoma Avenue, will sport a new 10,000 square foot **GreatLIFE** facility, and a 4,000 square foot **Year Round Brown**. An additional 10,000 square feet include **Gilberto's Mexican Taco Shop** and **Nail World**.

**Sanford Health's** new west side clinic is wrapping up construction at 32nd Street and Ellis Road. The \$21 million, 42,000 square foot facility will start seeing patients in December of 2018.

The former Godfather's Pizza on East 10th Street was razed to make way for **Security Savings Bank** as they expanded services to Sioux Falls. The \$1.9 million, two-story, 9,300 square foot Larchwood-based branch bank opened mid-2018.



Sanford Health west side clinic.

The **Shoppes at Dawley Farm Village** development, located near Arrowhead Parkway and Highway 11, features a **Bath & Body Works** store and a \$2.2 million, 7,300 square foot **Buffalo Wild Wings**. Currently under construction in the expanding development, and scheduled to open in summer of 2019 is a four-story, 79-room **GLO Hotel**.

Eleven new operating suites are online at **Sioux Falls Specialty Hospital** as renovations to transform the second floor into additional patient rooms and support services wrap up. The projects represent a \$7+ million investment in expanded health care capacity at their 910 East 20th Street facility.

**Sports Games**, a 22,000 square foot, \$2 million indoor/outdoor athletic practice facility opened at 3400 South Center Field Place adjacent to Harmodon Park. The center includes **Truks & Trykes** daycare program able to accommodate 100+ children.

The historic building at 600 East 7th Street is being restored and renovated to house **Stone Group Architects**. The former firehouse is undergoing a \$1 million renovation.



Washington Square mixed-use development.

The multi-million-dollar **Washington Square** project that broke ground in summer of 2016 across from the Washington Pavilion wrapped up construction early this year. The \$30 million, eight-story, retail and mixed use building includes office, condominium and parking facilities. Commercial tenants include the boutique ice cream shop **Parlour**, **Wine Time on Main** and the offices of **LG Everist**, **Maroon Private Trust Company**, **Vanguard Hospitality** and **Electric Pulp**.

# Sioux Falls 2018 Other Developments

22 Ten Kitchen & Cocktails (69th & Western)  
 3 Degrees (Sycamore Avenue)  
 605 Ninja Academy (Western Mall)  
 605 Thrift (North Kiwanis Avenue)  
 A League of Your Own relocation/expansion (Downtown)  
 Abra Auto Body & Glass relocation/expansion (South Carolyn Avenue)  
 Active Faith Chiropractic (East 57th Street)  
 All City Fitness (41st & Sycamore)  
 Austad's Golf renovation (East 10th Street)  
 Baker Audiology (69th & Minnesota)  
 Bella Rosa Floral (Downtown)  
 Best Western Ramkota remodel (I-29 & Maple)  
 Big Time Storage (I-29 & 41st Street)  
 Bite Squad  
 Black Hills Federal Credit Union (Historic Loop Center)  
 Bloom (Park Ridge Galleria)  
 Boki European Street Food / Boki Gelato (Downtown)  
 Breadsmith (26th & Sycamore, 57th & Cliff)  
 Burn Boot Camp (85th & Louise)  
 Butterfly Boutique (Minnesota Avenue)  
 Cambria Gallery (57th Street)



Car Swap (East 10th Street)  
 Chef Lance's Café (Airport)  
 Compass Tax & Accounting (West 12th Street)  
 Cowboy Chicken (41st Street)  
 CuffLinks.com (57th & Cliff)  
 D-Bat Sioux Falls (East Benson Road)  
 Daily Clean Food & Drink (69th & Western)  
 Define Body & Mind (69th & Western)  
 Discount Tire (East 10th Street)  
 Earthwise Pet Supply (69th & Western)  
 Escape 605 Axe Throwing & Escape Rooms (Downtown)  
 Firehouse Subs (Empire Mall)  
 FourFive (Technology Drive)  
 Flyboy Donuts (10th & Bahnson)  
 Forever 21 (Empire Mall)  
 Full Circle Book Co-op (Downtown)  
 Game Chest (Downtown)  
 Garage Living & Fireplace Gallery & Design (41st Street)  
 Gas Stop Holiday Stationstore (85th & Minnesota, 12th & Marion)  
 Gnosh (Downtown)



Great Plains Pawn (West 41st Street)  
 GreatLIFE expansion (26th & Marion)  
 Halberstadt's new larger store (Empire Mall)  
 Hibir Ethiopia Restaurant & Bar (6th & West)  
 Himalayan Indian Cuisine (Arrowhead Parkway)  
 Holiday Inn City Centre renovations (Downtown)  
 Houston Engineering Inc.  
 Instacart  
 ISG (Downtown)  
 J-Super Wax (Minnesota Avenue)  
 Jacky's Restaurant (North Cliff Avenue)  
 Jacky's Tropical Delights & Juices (10th & Cliff)  
 Juice Stop (57th & Cliff)  
 Julz Woodworking, Antiques & Thrift Store (West 12th Street)  
 Juniper Bath & Body (Empire Mall)  
 Kai's Kustoms expanded location (Cliff Avenue)  
 Kids2College expansion (Western Mall)  
 Lavender Skies (Downtown)  
 Marie & Marie Bridal (Downtown)  
 McDonald's remodels (East 10th, South Minnesota, North Cliff)  
 Miner Brewing Co. & Prairie Berry Winery Taproom (Western Mall)  
 MK Threads Boutique (Downtown)  
 Move Boutique (Louise Avenue)  
 Mustard Seed Catholic Store (Grange Avenue)  
 Myers Deli & More (two locations Downtown)  
 NexGen Gynecology & Aesthetics (Minnesota Avenue)  
 Nothing Bundt Cakes (Western Mall)  
 Party America expansion (41st Street)  
 Perkins (Arrowhead Parkway)  
 R Wine Bar (Downtown East Bank)  
 Ramen Fuji (Minnesota Avenue)  
 Relieve Studios (South Minnesota Avenue)  
 Riff City Guitar (41st Street)  
 Roam Kitchen & Bar (The District)  
 Rudy M. Navarrete's Tex-Mexican Food (Bridges at 57th)  
 Rust & Co. (Bridges at 57th)  
 SafeSplash (85th & Minnesota)  
 Scooter's Coffee kiosk (41st & Sycamore)  
 See the Trainer (Minnesota Avenue)  
 Sharing the Dream (Downtown)  
 Shipt



Shop 'N Cart (West Avenue)  
 Silverstar Car Wash (West 26th Street)  
 Sioux Falls Audiology Associates (57th & Sycamore)  
 Slim Chickens (Louise Avenue)  
 Swamp Daddy's Cajun Kitchen (Downtown)  
 Taco Johns (East 10th Street)  
 Tawooki Mediterranean Chop Chop (41st Street)  
 Thaw (Lakeside Drive)  
 The Auto Group expansion (Minnesota Avenue)  
 The First National Bank in Sioux Falls (South Louise Avenue)  
 The Source Roaster & Taproom (Downtown)  
 Tires Tires Tires (West 26th Street)  
 Tre Ministries (33rd Street)



*Dow Rummel Village memory care and assisted living addition.*

Turks & Caicos Cabana Grille (The Bridges)  
 Twetten's Interior Design expansion (Three Fountains)  
 Urban Chislic (85th & Minnesota)  
 Vanessen's Hair Design (Bridges at 57th)  
 Wave Nutrition (26th & Sycamore)  
 Will's Training Table expansion (Sanford Sports Complex)

## Quality of Life Developments

**Arc of Dreams/Metli Plaza** - \$1.6M stainless steel sculpture that will span the Big Sioux River  
**Augustana University** - \$3M upgrade to the Humanities Center  
**City of Sioux Falls** - \$2.8M Administration Building; Water Reclamation Plant/sewer upgrades; \$2.4M Rotary Park relocation/redevelopment; Bike Trail & Park improvements; numerous road improvement projects  
**Dow Rummel Village** - \$30M, 88,500 square foot memory care and assisted living addition; expanded Main Street amenities and fellowship hall  
**Great Plains Zoo** - \$2.5M brown bear exhibit renovation and expansion  
**Irene Hall Museum Resource Center** - \$3.6M, 29,000 square foot archive facility by the City of Sioux Falls and Minnehaha County  
**Levitt Shell** - \$4.6M outdoor performance venue at Falls Park West  
**LifeScope** - Rehabilitation center expansion



*Levitt Shell Sioux Falls concert venue.*

**Minnehaha County** - \$40M Jail expansion  
**Sanford Sports Complex** - Rugby field in partnership with Sioux Falls Parks & Rec; Summit League Conference headquarters  
**SculptureWalk 2018** - 57 new outdoor sculptures exhibited throughout downtown Sioux Falls  
**Sioux Falls Christian School** - \$1.5M, nine-classroom high school addition  
**Sioux Falls Lutheran School** - 72,000 square foot facility for PreK-8  
**Sioux Falls Regional Airport** - \$10M runway reconstruction; \$5.5M baggage claim expansion  
**South Dakota DOT** - \$55M I-90 & SD 100 Interchange  
**South Dakota Public Broadcasting** - New studio/office in Downtown Sioux Falls  
**Stockyards Ag Exhibit** - 3.63-acre, \$4.1M development  
**The Banquet** - 7,000 square foot facility serving western Sioux Falls  
**University of Northwestern-St. Paul/Life 96.5 KNWC** - 6,000 square feet, combined distance and continuing education facility and studio for radio ministry  
**Washington Pavilion** - Kirby Science Discovery Center renovation  
**Willow Run Golf Course** - Revamp four holes



*University of Northwestern - St. Paul and Life 96.5 KNWC radio studio.*

# 2018 Regional Highlights

**Ace Hardware** opened a 15,000 square foot store in Harrisburg in May.

**Alliance Plaza** is a five-acre development in Brandon at the corner of Aspen and Splitrock Boulevard. **Alliance Communications** and the **U.S. Post Office** will anchor the first building that will include 2,000 square feet of incubator space.

Former Legacy Electronics space in Canton has transformed into a new venture called **BLIMOR**, a special purpose data center.



*DeGeest Steel Works expansion, Tea.*



*BJM Diesel Repair facility, Valley Springs.*

**BJM's** new 17,280 square foot diesel mechanic shop on five acres in the Valley Springs industrial park was completed earlier this year.

Construction was recently completed on a new 4,000 square foot brewery. **Buffalo Ridge Brewing** is the newest addition to the Hartford business community.

**Canton School District** is completing construction of its new \$12 million, 42,000-square foot Performing Arts Center, which includes a new 1,000 seat performing theatre, stage with fly gallery, lobby, restrooms, scene shop, storage and dressing rooms.

Dell Rapids-based prepaid debit card issuer **Central Payments**, is expanding their footprint and employment base to 40 with the creation of 15 new jobs over the next two years.

Construction recently wrapped up **DaGeest Steel Works** on a 48,000 square foot addition to their facility in Tea.

A new facility in Renner nearly doubles the warehouse space for **Filly Flair**, an expanding on-line clothing boutique retailer with a store attached to the warehouse.



*Gate City Events, Canton.*



*Canton Performing Arts Center.*

**Gate City Events** added an 11-room hotel and campground with 20 RV sites to their 15-acre venue along Highway 18 in Canton. Facilities include a 1920s farmhouse that sleeps 24, an indoor pool and hot tub, and a converted building with event space for 400.

**Harvard Integrations** of Tea invested \$1.5 million in laser-cutting equipment and expanded their footprint by 21,000 square feet to house new equipment and make room for the 10 new employees they plan to hire.

**Laurie Belle's Boutique** built a larger store in Tea. The new building, located next to the GrandStay Hotel Suites, is 6,000 square feet. The company is adding separate warehouse that will open in 2019.

Construction wrapped-up on **Nordstrom Automotive 2.0** Next Generation facility in rural Garretson. The company celebrated the opening of the 60,000 square foot facility in September.



*Nordstrom Automotive 2.0 Next Generation facility, near Garretson.*



*Venture Elementary School, Tea.*

The first phase of grading and utility infrastructure has been completed at **Revang Industrial Park**. This 80-acre development represents the sixth industrial park in Brandon.

**Tea Area School District** is constructing the new Venture Elementary School as well as adding 10 classrooms and a gymnasium to Frontier Elementary.

*The developments highlighted in this Progress Report reflect regional growth, not just Development Foundation projects. Space and deadline constraints do not allow us to list all developments.*

## 2018 Other Regional Highlights

- Archery Shak (Lennox)
- Arby's (Brandon)
- Big J's Roadhouse BBQ & Grill (Harrisburg)
- Blue Dragon Academy (Garretson)
- CarrieAnn's Boutique expansion (Harrisburg)
- Carstensen Contracting relocation (Dell Rapids)
- Cherry Rock Farms expansion (rural Brandon)
- ChiroSport (Hartford)
- Dollar General (Tea)
- Emer-GenZ Eats & Treats (Harrisburg)
- Fareway purchase/remodel of grocery store (Tea)
- Gravel Road Blend (Harrisburg)
- Gravel Road Boutique & Décor (Harrisburg)
- Harrisburg Eye Care
- Lava's Coffee & Café (Harrisburg)
- Modish Designs & Boutique (Hartford)
- Neighborhood Dental (Harrisburg)
- Not Just Cupcakes by Jen (Harrisburg)
- Rocky Run Clubhouse remodel (Dell Rapids)
- Sassy Nails & Spa (Brandon)
- Sioux Valley Grille (Canton)
- Someday Café (Baltic)

- Swenson Industrial Park & Sports Complex expansion (Hartford)
- The Bum Steer restaurant (Lennox)
- The Veranda by Meadow Bard (Harrisburg)
- White Barn Charm (Harrisburg)



*Rendering of Blue Dragon Academy daycare, Garretson.*

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